

# Summary and Unedited Public Comments for Chapter 7: Revitalization Strategy

## 8-15-17 CPC Work Session

Below is a summary of public comments with staff responses and actions along with the unedited comments for draft Chapter 7: Revitalization Strategy.

Summary of Public Comments for Chapter 7: Revitalization Strategy						
Comment Summary #	Comment Summary	Staff Response	Action			
			Incorporated	Not Incorporated	Another Chapter	Beyond Scope of Plan
1	Concerns about costs of new department.	Community Enhancement department was formed using existing staff.				X
2	Concerns about cost of incentives.	Chapter encourages targeted incentives to encourage revitalization.		X		
3	Concerns regarding concentration of low income housing.	Addressed in Chapter 6: Neighborhoods & Housing with the Low Income Housing Tax Credit program, which encourages developers to have a mix of market rate and low income units.	X		X	
4	Support for Historic Tax Credits and New Construction Tax Abatements.	Chapter encourages use of both tools on RS 10 and RS 11.	X			
5	Concerns about water quality protection.	Addressed in Chapter 9: Environment and Chapter 12: Water & Wastewater.	X		X	
6	Engage Chamber of Commerce.	Community Organization Support amended on RS 8.	X			
7	Resident access to training, programs and educational resources.	Addressed in Chapter 5: Business Development	X		X	
8	Transportation concerns.	Addressed in Chapter 13: Transportation	X		X	
9	Move county services to revitalization areas.	Addressed in Public Investment on RS 13. Further addressed in Chapter 15: Public Facilities with Community Resource Center concept.	X		X	

Unedited Public Comments for Chapter 7: Revitalization Strategy	
Comment Summary #	Unedited Comment
1-3	Will the millions being spent on the 18 person new revitalization staff be supplemented with millions in County tax incentives for big developer special interest yield any real progress or just fleece taxpayers? Learn from what happened on Harrowgate Road. Concentration of low income housing in small areas is not a solution.
4	<p>Historic Tax Credits – I know that the application of the HTC program may be limited to certain parts of the County but I think including it in the Comp Plan’s tool box may signal to those in the development community that are experts in the field that the County is open to County-initiated Historic District Designation or private-sector initiated Historic District designation. It’s inclusion in the Comp Plan wouldn’t bind the County to pursuing DHR/NPS designation but it would get some in the development community thinking about the possibility.</p> <p>New Construction Tax Abatement – I was very pleased to see that this was included in Chapter 7 and am happy to work with the County further to develop the program. This program would be a game changer in several key corridors and may even be one of the most important revitalization tools that the County could have at its disposal. I don’t have any comment other than we strongly support the idea.</p>
5	After viewing Chesterfield Water Supply A and B, I am pleased with the quality of our water. Three Sources! So please do not violate the wilderness at Larus Park. We also need wild areas and trees not only to preserve our oxygen sources but as weather breaks. This is one of the few wild areas immediately available to us. Do not take the first olive from the bottle.
6-9	<p>I would like to commend your staff on the quality of the thought and effort that went into this draft update.</p> <p>Comment 1. Add an initiative to engage the local chamber of commerce on a regular basis in business development of the revitalization areas.</p> <p>Comment 2. Add a section that addresses revitalization area resident access to the county technical center and community college.</p> <p>Comment 3. While I question your conclusion that county population densities are not sufficient to support public transportation anywhere in the county, I move on to the topic of private transportation. Does your comprehensive plan include any ideas for improving transportation access in the revitalization areas, even if it is only getting the word out in your newsletters about rideshares, taxi/uber like services, etc.?</p> <p>Comment 4. If county owned buildings are not located in revitalization areas, periodically move the needed county service to an available space within that area for access by residents with transportation challenges. Highlight local job openings in some manner at those locations.</p>